



Westmorland Avenue,
Loughborough



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Offers Over £375,000

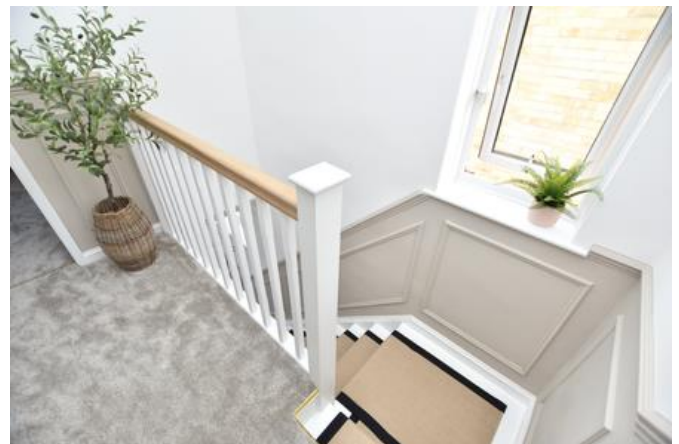
- THREE BEDROOM DETACHED HOME
- TOTAL REFURBISHMENT
- STUNNING INTERNAL DECORATION
- LANDSCAPED GARDEN
- FOREST SIDE LOCATION
- MULTI-FUEL / WOOD BURNING ECO STOVE
- FREEHOLD
- EPC rating C



This 1960's three bed detached home has had an unbelievable transformation since purchased. Nestled in the desirable 'Forest Side' of Loughborough, in Holywell catchment this generous plot also boasts a feature garden that has been fully landscaped. Worthy of any home magazine this beautiful residence has been upgraded with extreme attention to every detail in every room by the owners impeccable taste. Although in fair proximity of a main road the property is protected from any traffic noise and is set back nicely in a quiet area. From a practical standpoint the sub floor has been insulated, upgraded electrics, the walls re plastered, skimmed and decorated with modern panelling a theme throughout.

The kitchen has been opened up and combines into the dining space creating a perfect flow to the ground floor, with beautiful herringbone engineered wood flooring continued throughout and a brand new Stovax multi-fuel wood burning eco stove for when the colder months approach. To the first floor is a stunning bathroom with modern marble tiled floor complimented with navy and gold accents throughout.

Enter through the composite door into the hallway to the parquet flooring and wainscoting panelling and a bespoke cupboard discreetly housing the metres and an appealing stair runner with gold accented batons. To the lounge is a broad aspect double glazed window, the aforementioned wood burner with opening through to the dining section which has patio doors opening out into the charming landscaped feature garden. The kitchen includes built in microwave, recess for fridge freezer appliance, plumbing for a dishwasher, side access door and south facing rear window.



To the first floor are two generously sized double bedrooms, with contrasting decor. The master having a feature royal green panelled wall, whilst the second has a modern colourful mural. The delightful third bedroom is ideal for those working from home, with carefully crafted shelving and cupboard space and neutral decor. The room however is multi functional and although being used as an office space now, would make the perfect nursery/bedroom, depending on the need. Viewers will be particularly impressed with the new luxurious carpet fitted throughout the first floor.

Another feature of the property is the impeccable bathroom decorated with a mixture of marble and navy tiling throughout with matching navy washstand and gold feature tap, complimentary gold finish heated ladder towel rail and mains shower from the bath.

To the front of the property is a low maintenance garden with space for off road parking for two vehicles. To the left elevation the double gates provide access through to the rear with further space for storage if desired. To the rear the garden is East facing, allowing natural sunlight throughout the day on the garden and also into the property. There is an elliptical shaped lawn section, with two separate paths converging round to a circular section of neutral coloured stone. In between are two idyllic swing seats and carefully selected plants and shrubs forming a pleasing back drop. As well as two ideal alfresco dining areas, the garden also benefits from a modern timber shed, with functioning washer and dryer installed, however could be used for extra storage.

From a maintenance point of view the fascia's, soffits and guttering have all been replaced, a useful electric socket to the side of the property and a cold water tap to the rear.

To find the property from Loughborough Town Centre proceed along Forest Road, turn right into Kirkstone Drive and then a further right onto Westmorland Avenue where the property is situated on the right hand side identified by the agents 'For Sale' board.

Please note, the EPC being provided, does not reflect the upgrades that have been made to the property since refurbished.



HALL 1.74m x 4.45m (5'8" x 14'7")

LOUNGE 3.22m x 4.83m (10'7" x 15'10")

DINING ROOM 2.54m x 2.66m (8'4" x 8'8")

KITCHEN 2.35m x 3.18m (7'8" x 10'5")

FIRST FLOOR LANDING 0m x 0m (0'0" x 0'0")

BEDROOM ONE 2.94m x 3.9m (9'7" x 12'10")

BEDROOM TWO 3.28m x 3.63m (10'10" x 11'11")

BEDROOM THREE 2.06m x 2.32m (6'10" x 7'7")

BATHROOM 1.67m x 2.07m (5'6" x 6'10")





SERVICES AND TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

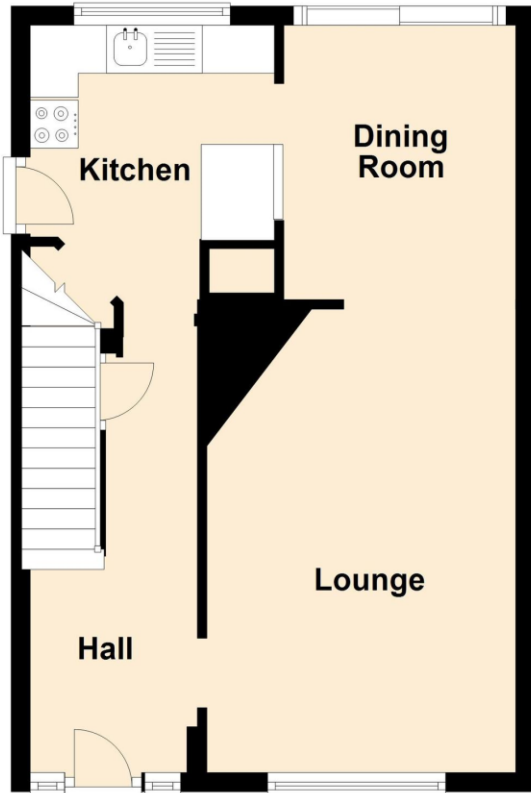
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

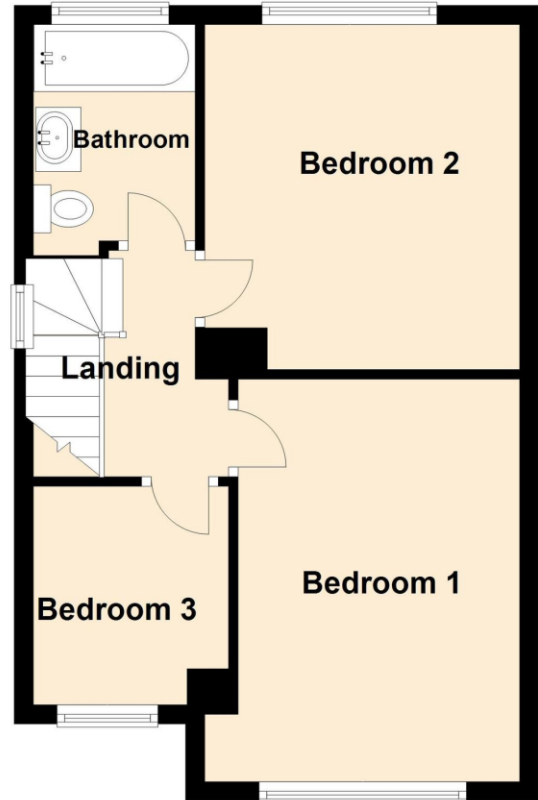
Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 sq. feet)





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